

# Summary of Urban Development Events

## Appendix B

### Summary of urban development events in River Road/Santa Clara, 1920 through 2004.

Date	Event	Comments
1920	Population of 770 in River Road/Santa Clara	
1932	Santa Clara Elementary School opens	Oldest public school in RR/SC areas
1941	Formation of River Road Water District	Provides water service, street lighting and fire protection generally south of the Beltline
1943	Formation of Santa Clara Rural Fire Protection District	
1944	Formation of Lane Rural Fire/Rescue	
1954	Formation of River Road Park and Recreation District	
1956	Formation of Santa Clara Water District	Serves customers generally north of the Beltline. Contracts with EWEB for all operational and maintenance services.
1946 -1957	Public Schools opened in RR	All of the existing public schools in RR were open by 1957
1960s	Beltline Road constructed	The Beltline facilitated residential development
1960s	Santa Clara schools open	All of the existing public schools in SC were open by the 1960s
1966	River Road Development Plan	
1969	Santa Clara Community Plan	
1969	Formation of Lane County Local Government Boundary Commission	The Boundary Commission oversees boundary changes in the county.
1970s	Water quality study	The study found high levels of nitrate-nitrogen and fecal coliform, major emissions from subsurface septic tank/drainfield sewage disposal systems.
1972	Lane County and City of Eugene adopt the Eugene-Springfield Metro Area 1990 General Plan	In 1973, the state legislature also adopted the Metro Area 1990 General Plan, which identified the RR/SC area as part of the Eugene-Springfield metro urban area. Concern about congestion, lack of public wastewater treatment, lack of parks, loss of farmland and sprawl led to the development of the Metro Area 1990 General Plan
1972	Moratorium on new subdivisions with septic systems	Lane County imposed the moratorium based on evidence of groundwater contamination.
1973	Proposed Sanitary Sewer District in Santa Clara was denied	The Boundary Commission denied the proposed new Sewer District because financial information was not adequate.
1978	Oregon Environmental Quality Commission imposed a building moratorium on RR/SC area	The Lane County Board of Commissioners requested the moratorium. The Oregon Environmental Quality Commission and the Lane County Board of Commissioners entered into an agreement to develop a groundwater protection and remedial action plan.
1978	Lane County Metropolitan Wastewater Service District formed	The new district was formed in response to the regional 208 Water Quality Master Plan.
1978	Lane County and State trade jurisdiction over Beltline and River Road	Lane County assumed jurisdiction over River Road and State assumed jurisdiction over Beltline.
1979	First Annexation in River Road	As areas were annexed into Eugene, they were included in the Wastewater Service District.
1980	River Road population reaches 10,892, Santa Clara population reaches 14,288	Between 1960 and 1980, 3,515 new units were constructed in Santa Clara.

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1980	Groundwater study released finding that the number and density of septic systems significantly affected RR/SC groundwater	The Oregon Department of Environmental Quality (DEQ) declared a "public health hazard" in the area.
1980	Eugene-Springfield Metropolitan Area General Plan updated	Lane County adopted different version of the plan than the Eugene-Springfield version. A major finding of the plan was that it was more efficient and economical for future growth to occur in RR/SC than to expand UGB.
1980s	Eugene municipal treatment facility expanded	New, regional, metropolitan wastewater treatment on River Ave was designed to accommodate wastewater from the entire region within the urban service boundary.
1981	Land Conservation and Development Commission (LCDC) issues report on Metro Plan	The LCDC report outlined what modifications would be necessary for the Metro Plan to comply, including that Eugene, Springfield and Lane County must adopt a single, consistent plan, include a long-term master sewage plan for the RR/SC area and that Lane County must amend its urbanization plan to be consistent with the Eugene-Springfield version to recognize that wastewater services will be provided exclusively by cities.
1982	Metro Plan adopted locally and recognized by LCDC	
1982	Lane County began improvements to River Road	Improvements included widening the road and adding curbs, a center turn lane, sidewalks, and bike lanes and were completed in the early 1990s. At the same time the Chambers overpass was completed. The improvements provided traffic capacity for increasing traffic volumes.
1982	IGA between Eugene and LRF/R	Agreement that the LRF/R continue to provide fire services to properties withdrawn from the district due to annexation to Eugene. Eugene pays the district in-lieu-of tax payments annually for the services.
1983	IGA between Eugene and SCRFPD	Agreement that the SCRFPD continue to provide fire services to properties withdrawn from the district due to annexation to Eugene. Eugene pays the district in-lieu-of tax payments annually for the services.
1983	Proposal to create the City of Santa Clara was denied by the Boundary Commission	The Boundary Commission denied the proposal because: it did not adequately address how wastewater services would be financed, it was not consistent with the Metro Plan, and the analysis on the impacts of the proposed city on existing tax districts was inadequate.
1984	Eugene awarded grant to build wastewater interceptor system for RR/SC	The \$5.9 million grant from the EPA included a required schedule of hook-ups to the regional wastewater system.
1984	Eugene, Springfield and Lane County began to discuss implementation of Metro Plan	The concept of Urban Transition was developed to transition land inside the UGB into the cities with a coordinated plan for service provision. As a result the jurisdictions adopted several intergovernmental agreements with service providers.
1986	Oregon Court of Appeals ruling discouraged Eugene from using triple majority annexation method	Eugene continued to annex through City Council resolutions without consent of property owners or voters. Several annexations were then overturned by voters. Eugene then amended the Metro Plan to allow existing properties to connect to wastewater services without annexation. All new development was required to annex to Eugene before wastewater system connection.
1987	IGA between Lane County and Eugene for building permits and zoning regulations	Lane County adopted a version of the Eugene Land and Development Code. The City of Eugene administers all land use and building permits for RR/SC area.
1987	River Road-Santa Clara Urban Facilities Plan released	RR/SC area refinement of the Metro Plan, including elements on sewer service, land use, public facilities and services, environmental design and transportation.
1988	RRPRD and Eugene enter into IGA	The agreement included provisions for a dissolution of the RRPRD due to annexation to Eugene. The agreement expired in 1992.
1989	EWEB begins all operational and administrative duties for the RRWD	EWEB had previously provided surplus water to the RRWD at wholesale rates.
1989	River Road/Beltline commercial district	By 1989, the commercial area surrounding the intersection of River

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	completely annexed	Road and the Beltline was almost entirely annexed to Eugene.
1989	1989 Eugene Parks and Recreation Master Plan	RR/SC park land needs included in master plan.
1997	County/City Road Partnership Program Agreement	The agreement provides for the transfer of county roads to Eugene or Springfield upon annexation of an area.
1998	Parks and Open Space Bond Measure approved for Eugene	The 1998 Parks and Open Space Bond Measure includes funding for the acquisition of five neighborhood park sites in Santa Clara and one neighborhood park in River Road. Eugene also applies system development charges of \$922 per unit for all new residential development to be used for acquisition of the park sites.
1999	Wastewater system largely in place	Majority of existing developed properties are connected to the system.
2000	River Road and Santa Clara Urban Services Committees begin meeting	
2002	River Road and Santa Clara Urban Services Committees Final Report and Recommendations released	

Source: Compiled by ECONorthwest, based on Lane Council of Governments. *River Road – Santa Clara Background Report*, Nov. 2000 and River Road and Santa Clara Urban Services Committee, *Final Report and Recommendations*, Sept. 2002.